

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260374
Address:	23 Reading Road, Woodley, Wokingham, RG5 3DA.		
Proposal:	Householder application for the proposed erection of two storey rear extension and single storey side extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 13/03/2026		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Propoteosal

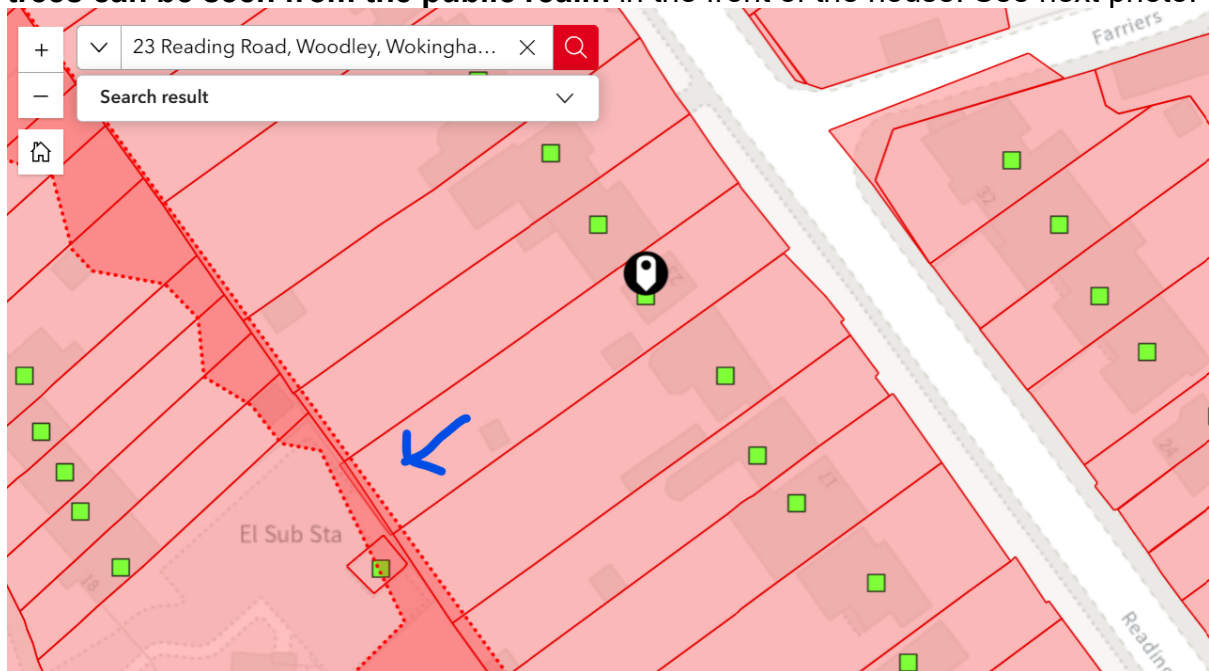
The Council's Tree and Landscape Officer has no objection to the proposed extensions. However, there is a protected area of trees along the southwest boundary at the rear of the garden (Ref: TPO-1715-2020). Whilst the TPO area is not proximate to the proposed extension, the Officer wishes to issue an advisory on works that have been recently undertaken on protected trees and within the Root Protection Areas of this protected area. No current or historic TPO tree works applications are indicated within WBC's internal mapping system for this Site's TPO area. Observed works, documented in photos below, include:

- Tree removal, with only stumps remaining
- Pruning of trees
- Building works including a shed outbuilding within RPA of protected tree (appears to be on ground screws, however)
- Tree-house type platform within protected tree's RPA
- Play equipment within protected tree area / RPAs

Conditions & Reasons (if required)

Date:	17/03/2026	Signed:	L. Abbott
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TPO Area - TPO-1715-2020. This TPO area runs along southwest boundary of the rear gardens of these houses along Reading Road. It can include Oak (*Quercus* spp), Maples and Sycamore (*Acer* spp) and Chestnut (*Castanea* spp). The more mature **trees can be seen from the public realm** in the front of the house. See next photo.





TPO Area ~1-2m from rear garden boundary, according to WBC internal mapping







Tree pruned with tree-house platform structure and outbuilding in RPA. See photos of outbuilding below.



Play equipment in protected tree area RPAs



Trees felled in protected area with only stumps or stems remaining

Shed Outbuilding (raised or on screws?)

